

LOCATION MAP  
N.T.S.

### UTILITIES

WATER - BEXARMET WATER  
SEWER - SAWS  
ELECTRIC - C.P.S.E.

### ZONING

EXISTING - MF-33 ER2D, R-6 ER2D

### LAND USE

SINGLE FAMILY - 40.1 ACRES  
NON-RESIDENTIAL - 0.0 ACRES

### TOTAL LAND AREA

40.1 ACRES

### APPROXIMATE UNIT SCHEDULE

UNIT	AREA	LOTS	DENSITY
UNIT-1	21.9 ACRES	69 LOTS	3.2 LOTS/ACRES
UNIT-2	18.2 ACRES	73 LOTS	4.0 LOTS/ACRES
SUBTOTAL:	40.1 ACRES	142 LOTS	3.5 LOTS/ACRES

### PARK AND OPEN SPACE REQUIREMENTS:

THIS PROPERTY IS VESTED FROM THE PARK AND OPEN SPACE ORDINANCE.  
PARK LAND/OPEN SPACE PROVIDED = 9.18 ACRES

### TREE REQUIREMENTS:

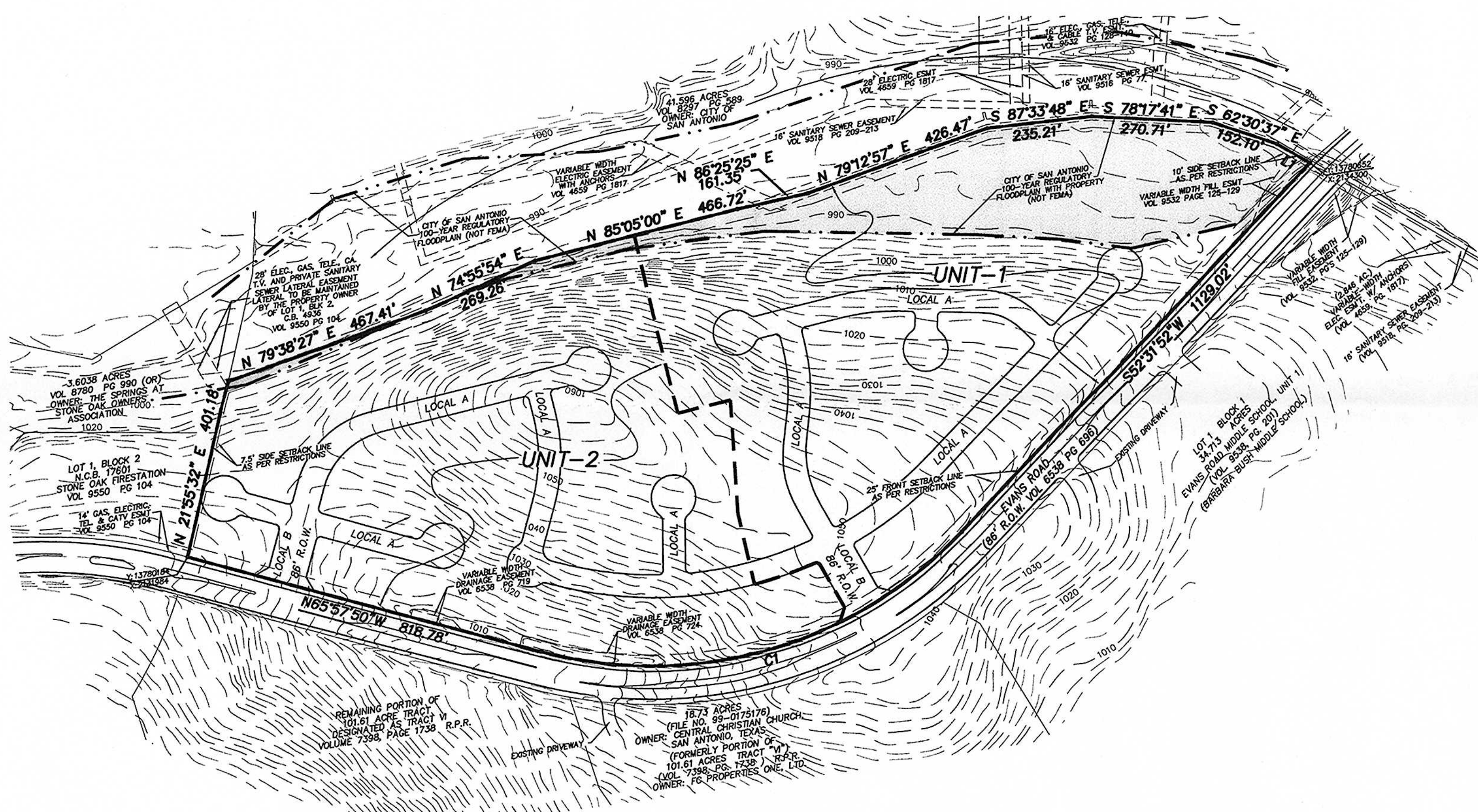
THIS PROPERTY IS VESTED FROM THE 1997 TREE PRESERVATION, 2003 TREE PRESERVATION REQUIREMENTS, STREETSCAPE REQUIREMENTS WILL BE MET ALONG EVANS ROAD AND THE TWO ENTRY STREETS UP TO THE FIRST INTERSECTION ON EACH STREET.

### GENERAL NOTES

- ALL STREETS SHOWN HEREIN ARE CONVENTIONAL PUBLIC LOCAL TYPE "A" WITH 50' RIGHT OF WAY AND 28' OF PAVEMENT, UNLESS OTHERWISE INDICATED.
- SIDEWALKS SHALL BE INSTALLED ALONG ALL INTERNAL AND EXTERNAL ROADWAYS IN ACCORDANCE WITH UDC 35-506(g).
- A ONE FOOT VEHICULAR NON-ACCESS EASEMENT WILL BE REQUIRED WITHIN ALL SINGLE FAMILY RESIDENTIAL LOTS ADJACENT TO AN ARTERIAL OR COLLECTOR STREETS.
- R.O.W. DEDICATION TO COMPLY WITH MAJOR THOROUGHFARE PLAN.
- TYPICAL LOT SIZES RANGE FROM 45' X 100' TO 130'. LOT SIZES MAY CHANGE DEPENDING ON MARKET DEMAND BASED ON ZONING REQUIREMENTS.
- A MINIMUM OF 2 OFF-STREET PARKING SPACES IS PROVIDED FOR EACH RESIDENTIAL LOT.
- PROPERTY LIES INSIDE CITY OF SAN ANTONIO LIMITS, BEXAR COUNTY, TEXAS.
- PROPERTY LIES INSIDE NORTHEAST INDEPENDENT SCHOOL DISTRICT.
- THE SUBJECT PROPERTY IS SITUATED WITHIN THE UNSHADED PORTION OF ZONE "X" AS INDICATED ON THE FOLLOWING FLOOD INSURANCE RATE MAP: 48029C014D F EFFECTIVE DATE: JANUARY 4, 2002, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.
- SITE IS OVER OR WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- SOURCE OF BEARINGS ARE REFERENCED FROM THE DEED RECORDED IN VOLUME 8229 PAGE 1507 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS. (N 65°57'50" W)
- THE SITE IS VESTED FROM THE CONNECTIVITY RATIO STANDARDS.
- ON APRIL 19, 2005, THIS PROJECT WAS APPROVED FOR A VESTED RIGHT PERMIT AS ON JUNE 5, 1985 FOR APPROXIMATELY 180 SINGLE FAMILY DWELLINGS. VESTED RIGHT PERMIT NUMBER IS 05-03-073.
- THE PROJECT SITE WAS ISSUED CATEGORY 1 CLASSIFICATION BY SAN ANTONIO WATER SYSTEMS ON APRIL 6, 2005.
- SOME OR ALL OF THIS PROPERTY IS LOCATED IN THE DAM BREACH INUNDATION AREA OF THE SAN ANTONIO RIVER AUTHORITY (SARA) NATURAL RESOURCE CONSERVATION SERVICE (NRCS) DAM NO. 8. SAID DAM IS LOCATED IN THE MUD CREEK SUB-WATERSHED OF THE SALADO CREEK WATERSHED. THE DAM IS OWNED AND OPERATED BY THE SAN ANTONIO RIVER AUTHORITY, WHICH IS LOCATED AT 100 E. GUNTHER, SAN ANTONIO, TEXAS 78204. THIS NOTE MUST BE PLACED ON ALL PLATS AND REPLATS ASSOCIATED WITH THIS PROPERTY.
- SARA/NRCS DAM NO. 9 IS LOCATED DOWNSTREAM OF THE SUBJECT PROPERTY AND WITHIN THE MUD CREEK SUB-WATERSHED OF THE SALADO CREEK WATERSHED. AN ANALYSIS OF THE IMPACT OF ULTIMATE DEVELOPMENT OF TRIBUTARY AREAS ON DAM NO. 9 MUST BE ACCEPTED BY THE STORMWATER ENGINEERING DIVISION OF THE DEPARTMENT OF PUBLIC WORKS PRIOR TO ACCEPTANCE OF THIS PROPERTY INTO THE REGIONAL STORMWATER MANAGEMENT PROGRAM (RSWMP) BY THE CITY OF SAN ANTONIO.
- THE CITY OF SAN ANTONIO 100 YR REGULATORY FLOODPLAIN SHALL BE PLATTED AS A DRAINAGE EASEMENT WITH UNIT 1 AND 2 SUBDIVISION PLAT.
- ALL INTERSECTIONS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(d)(5).

LINE TABLE		
LINE	LENGTH	BEARING
L1	84.95'	S51°15'33"E

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING
C1	61°30'18"	957.00'	1027.31'	569.41'	S83°17'01"W

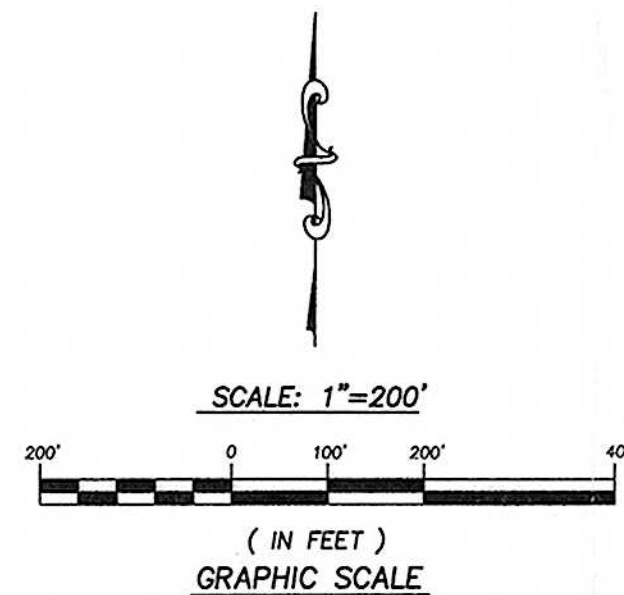


### Legal Description:

A 40.078 acre tract of land being out of a 168.87 acre tract in the L.C. Grothaus Survey No. 12, Abstract No. 930, County Block 4936 N.C.B. 19219, City of San Antonio, Bexar County, Texas, and as a called 168.87 acre tract designated as Tract V, according to deed recorded in Volume 7398, Page 1738, of the Official Public Records of Real Property, Bexar County, Texas, and being the same called 40.078 acre tract as conveyed from F.C. Properties One, Ltd. to Oak Stone (San Antonio) PIP III, L.P., Limited Liability Limited Partnership in Special Warranty Deed dated February 4, 2000, recorded in Volume 8229, Page 1507, of the Official Public Records of Real Property of Bexar County, Texas said 40.078 acre tract being more particularly described as follows, with all bearings being referenced to the southwest line of said 40.078 acre tract, bearing N 65°57'50" W:

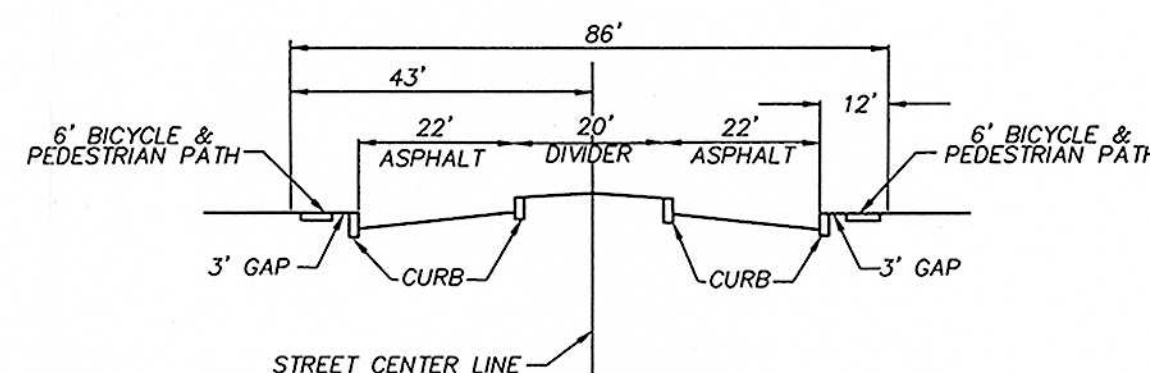
THIS PLAN HAS BEEN ACCEPTED BY  
CITY OF SAN ANTONIO

CHAIRMAN	DATE
SECRETARY	DATE

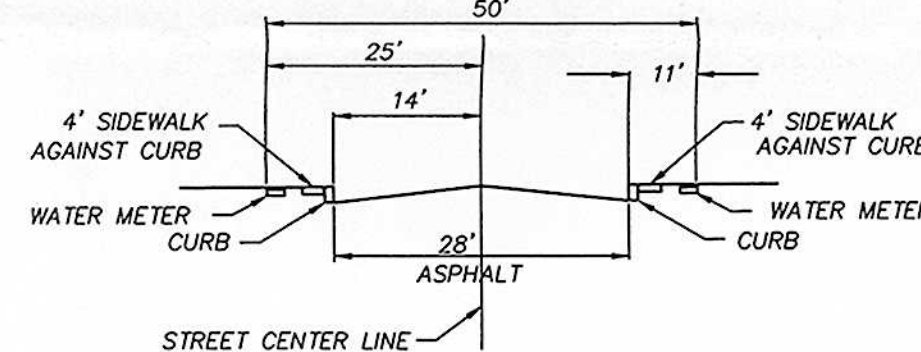


### LEGEND

- BOUNDARY
- UNIT BOUNDARY
- EASEMENT
- ESMT
- NON-RES
- NON RESIDENTIAL
- EXISTING CONTOURS
- CALCULATED 100 YR ULTIMATE FLOODPLAIN



NON-STANDARD STREET SECTIONS  
LOCAL B -- 2-22' Asphalt Section in 86' Right-of-Way  
(VIEW ENTRANCES)



LOCAL "A" STREET SECTION

PLAN HAS BEEN ACCEPTED BY

DATE: 11/14/05  
BY: [Signature]  
On: 5/16/07  
1st plat filed on

### DEVELOPER/OWNER

KB HOME, LTD  
4800 FREDERICKSBURG ROAD  
SAN ANTONIO, TEXAS 78216  
210-308-1321

### ENGINEER

VICKREY & ASSOCIATES, INC.  
12940 COUNTRY PARKWAY  
SAN ANTONIO, TEXAS 78216  
210-349-3271

DATE PREPARED: 06/15/05

MDP ID # \_\_\_\_\_

VICKREY & ASSOCIATES, INC.  
CONSULTING ENGINEERS  
12940 Country Parkway  
San Antonio, Texas 78216  
Voice: (210) 349-3271 Fax: (210) 349-2581

KB HOME  
4800 Fredericksburg Road  
San Antonio, Texas 78216  
(210) 308-1321

MASTER DEVELOPMENT PLAN  
SADDLE MOUNTAIN AT STONE OAK  
SAN ANTONIO, TEXAS

PLAT NO.	DATE: JUNE 2005
SCALE	Vertical 1" = N/A Horizontal 1" = 200
SHEET 1	OF 1
PROJ NO. 2014-001	